HEAL ESTATE FOR SALE. winth arr - Massive four story brown in a hard w d. rosewood doors, elegantly and, 25.1 x80 c. 556,00; terms easy. Apply

AT 111 BROADWAY (THINITY BUILDING), BASE-ment, offices A and B. On Monday next STANLEY DAY will be on hand to offer you cast side Realty. Circular A. FOR SALE, THE NEW FOUR STORY HIGH STOOP A. brown stone House 1/3 Seventy-lirst street, between Third and Fourth avenues. Apply to owner, at 256 Bowery, from 9 A. M. to 5 P. M.

A COTTAGE ON 115TH STREET FOR SALE—SEVENTH bouse cast of Fourth avenue; ten rooms; good order; possession; price reduced to \$\mathbb{E}_0 \text{S00}; also a genteel Cottage on 114th street; good location. Apply to A. DAVIS, 300 East Pithy-sith street, least Recond avenue, second floor. A THREE STORY HIGH STOOP BROWN STONE front House and Let, 19x8x199; 12 rooms, all modern improvements, furnace, baicony, de., in splendid order; for sale at \$16,000; terms easy; or to let at \$1,700; Furnkuro for sair to suit. Apply between 2 and 4 o'clock to owner, on premises, 206 East Thirtieth street, Martin Tortage.

A T A SACRIFICE, AND SMALL AMOUNT OF CASI area, with Purntum, if required. Apply to 7. J. 786 EVIL., 29 East Frity-eighth street, corner Second avenue

FEW LEFT-LOTS ON FIFTH AVENUE, BELOW Contral Fark; five atteorner of Fifty-seventh atreet, \$1,00-\$10,00 remeed; two at corner of Fifty-seventh 6t, and two rear, \$12,000-\$130,000 remeed. Terms very, ALVAH BEEBLY & SON, 78 Codes atreet.

A CHEAP HOME. FOR SALE, IN EAST SINTY.

Cottage, on easy terass. Apply to T.J. McEVILY, 25c East
Fitty-eighth atreet, corner of second aven c.

A FOUR STORY BROWN STORE HOUSE AND LOT On East Thirteenth sirves, \$16,000; West Twentieth street, \$12,00; West Ninesconth street, \$42,00; West Ninesconth street, \$44,00; West Ninesconth street, \$42,00; West Ninesconth stre A N BLEGANTLY FINISHED, WELL LOCATED simil House, furnished if desired, in Fifty-third street, east of Brusdway, can be had at a sacrifice.
W. L. BUTLER 2 CO., 69 Liberty street.

A FIRST CLASS BEAUTIFUL BROWN STONY House, 4 story high about complete order; 46th atreet mear 5th avenue (very cheap; others, 815,000 to 875,000 W. P. SEYMO-R, 171 Broadway.

AT J. C. BAILEY'S total Estate Office,
206 Fifth truet, near Bowery,
Houses to et, is all parts of the city.
Rents from \$2.00 to \$5,0.6.

A N ELEGANT FULL SIZED FOUR STORY HIGH A stoop brown store House, with fine stable; lot 25,200; bear Macison avenue, Murray Hill; 253,000. W. P. SHYMOUR, 171 Eroadway.

AN ELEGANTLY FINISHED THREE STORY HIGH rtoop brown stone, repetts with every convenience, on Lesington account, hast Footy-theid street, for sale on easy terms; one of the best built hectage in the city. M. A. J. LYNCH, 72 Cedar street. A FOUR STORY MODERN AND STRICTLY FIRST class brown stone Dwelling for sale at \$55,00; terms easy; 20.66x100; Thirty-fret street, near Fifth avenue, V. K. STEVENSON & SON, II Pine street.

PROADWAY.—FOR SALE CHEAP, FOR CASH, ON casy terms, a five atory Store on Broadway, rear the Park, 24x120, with rear cutrature.

JOHN C. GRAFF, 229 Broadway, room 18. CENTRAL PARK LARGE DWELLING (FINE VIEW) for saie low or to lease, Large Dwellings, Forty-second, Fifty-sixth and Fifty-second reserves. Apply N. K. STEVENSON & 868, 11 Pine street.

CORNER DWELLIN GRAMERGY PARK: 28X80 lot 112; four story and under celler; price asked \$85,600 also same park, needlook size House, \$25,500. Y. K. STEVENSON & SON, II Pine street,

FIRST CLASS THREE STORY STONE FRONT Dwelling, north saide Eighty-fifth atreet, first west from Third avenue; all improvements; to a destrable tenant rent low. GEO. W. WELSH, 244 Greenwich atreet. HOR SALE. THE CHEAPEST LOT ON THIS ISLAND, In 188th street, south side, 48h feet east of Sixth avenue Bonievard, Haricom; price as, 5000; haif each; balance in one rear; this is \$600 chapter has any lot in that block. Apply 19 owner, S. CUMMINGS, 202 East Twenty-fourth street, New York.

FOR SALE—THE FOUR STORY HIGH STOOP BROWN stone House 10 Danascomb plane 408 East Fittight street; the 20x4809; house in thorough repair; painted to oil throughout; frat class neighborhood; will soil cheap on easy terms. Inquire on premises.

FOR SALE THE HANDSOME FOUR STORY AND threement brown stone Dwelling, No. 244 East Statteth street, between Scound and Third avenues. It is cleantly finished and thoroughly replace with all modern improvements. Apply at 242 hast Sixtleth street, or at coal office from East Thirty-fourth street.

FOR SALE-THREE STORY HIGH STOOP BROWN stone House, all improvements, Lesligton avenue, between Fortleth and Forty-first street.

A. M. PENTZ, 53 Pine street,

FOR SALE-FOUR SPLEADID BUILDERS' PLOTS on Fifth, Madison and Fourth avenues, between Skiy second and Seventy-fifth arcetz; terms to suit; will enchange for improved property.

corner Fifth avenue and Effry-account street. FOR SALE-ON SECOND AVENUE, BETWEEN FIP. lich and Fifty-first stream (No. 958), three more and base-ment high stoop brown stone House; price \$17,000. Inquire on premises, of the owner.

TOR SALE—IN HARLEM, TWO PRAME HOUSES, two stories, brick basement and sub-colar; two water glosots connected with sewer; range, bother, washtus, bath and marble mantels; also tear Lots, in Rist street, between Fifth and Sixth avenues. April to F. M. POYNTZ, 118th street, eighth house west of Third avenue.

FOR SALE—VERY CHEAP, HANDSOME THREE story high stoop brown stone House, east side, with all modern improvements; capital investment. Inquire of DEMAREST, 338 West Twenty-night street.

FOR SALE—ON EASY TERMS, FOUR LOTS ON FIFTY-second street, near Fifth avenue, excavated and ready for immediate use. Apply to owner, ROBERT IRWIN, 320 Bowery.

FOR SALE—HOUSES AND LOTS ON THE EAST AND weat side, ranging in price from \$8,000 to \$100,000, ASA HALL, 1,200 Broadway, near Twenty-ninth street. OF SALE THE POUR FIRST CLASS TENEMEN

is, on very reasonable terms. FRED. S. MYERS, 498 Broadway. FOR SALE—A THREE STORY HIGH STOOP BROWN stone House, all improvements, East Seventy-initial street; also three Lots in Fifty-seventh street; both mas central Park. Inquire at KLABER'S Marble Works, 23 West Fifty-first street.

POR SALE_THIRTY-EIGHTH STREET, NEAR PIPTI WINANS, SANDS & GARRETTSON, 91 Codar street. TOR SALE—A TWO STORY BASEMENT HOUSE, WITH all modern improvements and in perfect order, painted throughout, 129 East Sixty-sifth street. For terms apply on the premises or at 55 Maiden lane.

FOR SALE CHEAP-IF PURCHASED IMMEDIATE'Y, the elegant new four story brown stone House, 38 East Forty-ninth street, near Madison avenue.

GRADY & FOX, 128 Broadway.

POR SALE VERY CHEAP. THRRE FULL LOTS, NEAR Third arenno, on 195d street. Ap, by to JOHN BURLINSON, Mr East Fifty-first street, near Second avenue. FOR SALE CHEAP A SMALL BRICK HOUSE IN Fighty-seventh street, near Third svenue; all moders in proverbins; one ball the purchase money can remain or bond and mortgage. Apply corner Eighty-sixth street and Third strenge of NEAPIE & ANDREWS.

POR SALE OR TO LET A SPLENDID FOUR STORY high steep brick House, full star, on St. Mark's place; in administration of the story of the Houng, No. 28 Price street.

FOR SALE OR TO LEASE.—WITH A FIFTY HORSE Engine and Boller, Fullon Iron Works, consisting of 26 loss and Buildings; will be sold or leased separately. Inquice at 66 Cherry street.

TOR SALE OR TO RENT-THE FIRST CLASS Tour story high gloop brick Dwelling, with private stable attacked, 3d Second avenue, southwest corner Thirteenth atrect: the house is in perfect order and complete with catra improvements; also elegantly deportand; chandelists, pier mirrors, &c., 60 per cent can remain. For permits apply to J. C. BAILEY, 2.6 Fifth street, near Bowery.

FOR SALE OR RENT-NO. 6 EAST FORTY-NINTE street, near Fifth avenue, first class high stoop, 25x153 200; lot in fee. Apply to C. C. PINCKNEY, 42 Pine street. FORTY-NINTH STREET, NORTH SIDE, BETWEEN Firsh and Mackeon avenues.—Lot in fee; superfor four story high stoop brown stone, 22,56323103, 484,000; terms casp. Particulars of owner, at 46 East Forty-math street.

HARLEM.—TWO OF THE SEVEN NEW BRICK Houses on 19th street, between First avenue and avenue A, for sale low, good location, near cars and boat; all modern suprovements; immediate possession; price \$8,660, wner, S. A. SPENCER, 281 Grand street.

HARLEM.—CHEAPEST HOUSE IN THE CITY, ONLY \$6,500; small amount cash, balance can remain; modern conveniences—range, hot and cold water; wide street; between Second and Third avenues, on 106th street, No. 4 Cottage place; owner leaving city. Those wanting a bargain should cut this out.

HARLEM. FOR SALE, A NEW THREE STORY, BASE H. ment and sub-cellar high stoop brown stoop for House, with all the modern improvements; heater, marble mantes of the latest design and hall hald with the best of statusty; marble the recurse in splendid order; price \$10,500 on easy terms. Apply to the owners, Third avenue, between 10%th and 110th streets (marble works).

HOUSE AND LOT FOR SALE. 10 ATTORNEY

HOUSE AND Street.

LOTS FOR SALE—BY ROBERTS & MCGUIRE, Auctioneers and Real Entate Brokers, 57 Cedar street, corner Broadway.

With builders' louns.

42d et., s. s., bet 3d and 4th avx., 2 Lots, ca. 25100, beth. \$16,000 and tit, n. s., bet. 8th and 9th avx., 2 Lots, cach 25100, 13,500

both 13,500 51st st., n. s., bet 8th and 9th avs., Gore Lot 35 ft. front, 25 ft. in rear. 11,000 57th and 5th sis., 6th and 7th avs., 10 full Lots, with 8100,000

Also
several choice Plots, without loan, at low prices, on Fifth,
Madison, Lexington and Third avenues.
And also
a large Gore on Broadway and 131st street, very cheap if
bought at once. Money to loan ou bond and mortgage. First
and second mortgages bought.

STANLEY DAY HAS REMOVED TO III BROADWAY, Trinity Building, basement, offices A and B. For Real Estate Circular apply personally, or mailed upon receipt of stamp. THIRD AVENUE. FOR SALE ON EASY TERMS, TWO A Lois on the northeast corner of Third avenue an Twenty-third street; desirable location for a bank or any business purpose. Apply to ROBERT IRWIN, 339 Bowery. ST HOUSE EAST OF FIFTH AVENUE, NORTH SIDI 1. Forty-fourth street; four story; specially elegant; medium size; strictly modern and well built brown stone dwelling; \$40,000. Shown without permit.

V. K. STEVENSON & SON, 11 Pine street.

5TH AVENUE, 508.—FOR SALE, AN ELEGANT FOUR bury brown stone House, 20265, in time order. Apply on the premises, or as per bill.

CITY REAL ENTATE FOR SALE.

TH WARD PROPERTY FOR SALE AND TO LET.
Some very nice Dwelling Houses and Business Corne
on Division. East Broadway, Henry, Marison, Monro Cherry, Sonib, Market Hise, Kutgers and Clinton street size Tenih and Thirteenth ward Froperty, \$2,000 or \$3.0
will do. 211/2 to J. P. PAYTEN, 101 Division street.

louse for sale Low-As the Owsto the country; a most beautiful four story
of stone House and Lot in Henry street, near
all modern improvements; will sell low
or focuse or for trat or second mortrages: it
is week or rented. Apply to J. P. PATTEN,
ret. CORNER ON SOUTH STREET FOR SALE;
or stand on the hast river; owned 40 years
owner, and a liquor store all the time; the
four story; will rent for over \$4,000; the
for \$51,000; will take \$5,000 or \$10,000 cash
for a liquor man. Apply to J. P. PAYTEN, 101 FOR SALE IN WEST FORTY-THIRD STREET, A three story and basement high stoop brick House, with all the modern improvements; price \$11.09; terms easy. App.y to SIDNEY HOLBOROW, 5:5 Minth avenue. 7 the ber

OTH STREET, NEAR FIFTH AVENUE, FIRST OC class extra large in in stoop brown stone flouse, elegant order, vory cheap; terms easy.

W. P. SEVMOUR, 171 Broadway. 491 SECOND AVENUE. FOR SALE, HOUSE AND Lot, with Stables for seven bornes. Inquire of D. MARSHALL, LS and 20 Church street. \$4.000 CASH, BALANCE ON MORTGAGE.—FOR saile, Business Property 592 Grand street, 150 feet deep, running out to Lewis street. Apply to CHARLES PLATH, 552 Grand street.

\$7.000 EACH. FOR SALE—AT 119TH STREET, and cellar first class Houses; all improvements; terms to suit. Apply to F. R. HUMPHREYS, builder, Sixty-eighth street, near Broadway, owner.

\$20.000 FOR A NICE BROWN STONE HOUSE on Thirty-eighth street, near Park avenue; M. A. J. L. N.C.H., 72 Cedar street. \$23,000 FOR A NICE HIGH STOOP BROWN doors from Lexington avenue.

M. A. J. LYNCH, 72 Cedar street. \$25.000. -CLINTON PLACE (EIGHTH STREET) for \$4.00 per annum. Apply to HOMER MORGAN, No. 2

\$27,000 FOR SEXSONIO FOUR STORY BROWN store bigh stoop flowe on East Fourteenth street, in the order and all improvements; terms easy.

A. Belllamy & GAY, No. 5 Pine street. \$27.250. FOUR STORY MODERN BROWN beauth street, near Second avenue. Terms very easy. Y. K. STEVENSON & SON, II Pine street.

A BARGAIN.—TWO HOUSES FOR SALE, ON 150TH atreet, Washington Heights, between Boulevard and St. Nicholas avenue. Inquire on the premises.

AT III BROADWAY (TRINITY BUILDING), BASE DAY will be on hand to offer you west side Realty. Circular free. A STABLE AND LOT ON FIFTIETH STREET, NEAR Sixth avenue, for axio.

JOHN C. GRAFF, 229 Broadway, room 18. A FIRST CLASS THREE STORY BROWN STONE thouse, Fronch roof, high stoop; basement and first story transmod with bard wood and freshood; plumbed throughout with lead-eneased block in pipe; will be sold furnished or unfurnished, or leased of or a term of years, with furniture; house 20x60; lot 2 x88.9; possession at any time. Inquire on the premises, No. 305 West Thirty-third street.

A. H. HORTON,

FINE THREE STORY HIGH STOOP BASEMENT and sub-ceilat brown stone front House, 1945-240, in fifty-third street, between Sixth and Soventh Svennes, bandwilly frescood and in perfect order throughout. The Sixth at Exernih arcanes and Broadway lines of cars pass within as block; price only \$22,40; terms evey; possession.

WATERLOW & CO., 85 Sixth av., corner Fiftleth st.

SUPERIOR FOUR STORY HIGH STOOP BROWN sione front House, 25 feet front, 65 feet deep, lot 100, mished in hard wood, plate glass front windows, double ours all through, extra plumbed; Fifty-sixth street, between 10th and Sixth avenues; a bargain if bought at once.
WATERLOW & CO., 885 Sixth av., corner Fixtieth st. FINE BLOCK ON BROADWAY (IMPROVED), BE-

A FINE BLOCK OR LINE for sale for cash on easy terms.

JOHN C. GRAFP, 229 Broadway, room 18. A MAGNIFICENT FOUR STORY HIGH STOOP BROWN stone House, 23 Ig feet wide, on Thirty-night street, be-tween Fifth and Sixth avenues, with be sold cheap it taken within a few days. Farticulars of ISAUC HONIG, 25 Pine dreet.

A FOUR STORY BROWN STONE HOUSE, OF MEDIUM will built and in period order; to full depth; price \$20,000. Apply to E. H. LUDLOW & CO., No. 3 Pine street.

RARE CHANGE FOR CARMAN OR TRUCKMAN.— Three story high stoop brick House, 313 West Sixteenth t, 25x40x104, with brick stable, eight stalls; price \$12,000; score, Son could be percent. A N ELEGANT, CHEAP HOME—THREE STORY HIGH stoop brick Rouse, with or without Furniture, West Thirty-mat street, Elighth and Ninth avenue; very est-terns. MORKIS B, BAER, 269 West Thirty-fourth street.

A HANDSOME THREE STORY HIGH STOOP ON Twenty-sixth street, near Eroadway, 25x55x100; price \$22,000. Others is all locations.

PROOME STREET, NEAR SULLIVAN.—THREE along high stoop House, with brick stables on rear; lot 2026. A great languan; \$12,500.
BORRIS B. BAER, 189 West Thirty-fourth street. CHEAP FOR CASIL-NO. 31 WEST FORTY-NINTH Street, four story, strictly modern and thoroughly built high stoop stone Dwelling, 2:x85; lot 180 feet; leasehold. For early ofgadmission apply to V. K. STEVENSON & SON, 11 Fine street.

FOR SALE—WITH POSEESSION, A FIRST CLASS four story high stoop brown stone from House, in West Thirty eighth street, a few doors from Fifth arenne, with our without Furniture; size 25/55/107; frescoed and plate glass throughout, in perfect order. If not sold by March 15, 1870, will be leased, furnished, for a term of two years. Apply between 10 A. M. and 5 P. M.

G. ROSENBLATT, 222 Broadway.

FOR SALE—A THREE STORY HIGH STOOP BRICK House and Lot, 20x50x80, having all the modern improvements; extension to second floor; good sub-cellar, Baithmore heater and in splendid order; contains 17 rooms and as many

FOR SALE. TO CLOSE AN ESTATE, BRICK FACTO-ry, 40x50, three story, on two lots, with three story brick House and Stable in front; suitable for any business; loca-tion west side. Apply to WILLIAM ZINSSER, 187 William street.

FOR SALE—ON FORTY-SIXTH STREET, BETWEEN Fifth and Sixth arenues, a first class four story high stoop brown stone flourse; will be sold cheap if purchased namediately. Apply to MULLER, WILKINS & CO., No. 7 Pine street.

FOR SALE-A FOUR STORY BRICK AND BROWN stone English basement House, containing all the modern improvements, Lot 2xx100; price \$28, 08. Apply at 247 West Forty-second street. No commission allowed. FOR SALE. A FULL SIZED AND RICHLY FURNISH-el House, for sale cheap, near Central Park; good loca-tion. Apply to LINN & HANLON, No. 9 Murray street, New York.

POR SALE—THE FOUR STORY HIGH STOOP BROWN stone Home 215 West Talriy-eighth street, near Seventh avenus, in birst class neighborhood, on easy terms. Inquire of owner, 291 Canal street, up stairs. Can be seen from 2 to 4 o'clock.

H. OSTRANDER.

H. OSTRANDEL.

H. OSTRANDEL.

H. OSTRANDEL.

Litre story brick high stoop, 22x5x10; good neighborhood; 525 500; 57,000 on bond and mortgage. J. CORBIT, Agent, 263 Ninth avenue, or C. G. GRAY, No. 5 Bowling Green.

OR SALE—ON WEST FIFTY-SIXTH STREET, NEAR Fifth avenue, a very elegant and superior built four story brown stone bish stoop House, 25x8kx160. The attention of parties wishing to purchase a strictly first class house—will find this entirely original in structure and unite any other in design. Apply to C. W. VAN BOREN, 1,272 Broadway.

FOR SALE ON WEST STREET, NEAR PIER 45, THE Stock and Fixtures of a Store doing a first chas business; or will exchange for Newark Property. For particulars address H., care of Turner & Bro., 259 and 241 Hudson street, New York.

New York.

FOR SALE-IN WEST TWENTY-SIXTH STREET, between Sixth and Seventh accounts, three story light stoop brown stone House, a very fine house, size 22x05/10, at a bargain. HATCH & RIKER, No. 1,172 Broadway.

POR SALE—315 EAST PIPTY-FIFTH STREET, BE tween Loxington and Fourth avenues, three story high stoop brown stone front; parlor floor finished in black which but; extra plumbling; also a three story high stoop brown stone floose, in Fifty-second street, between First and Second avenues; also in 15th street, between Third and Fourth avenues; will be sold cheep if applied for the month.

WM. S. CARIE & CO., 110 Centre street.

WM. S. CARR & CO., 110 Centre street.

LOR SALE—BY THE OWNER, HOUSE AND LOT 12
Columbia street; size, 25x81; desirably rented to a good tenant; will pay 12½ per cent on the investment. Terms liberal.

ALSO 318 WEST THIRTY-SECOND STREET for sale; bigh stoop Philadelphia brick front private Residence; size of lot 25x100; very desirable for a large family, I want no agents to address me. Can be seen only by permits. Apply to A. M. CRISTALAR, 427 Broadway.

POR SALE—THE FIRST CLASS THREE STORY HIGH rivop brick House 439 West Twenty-first street, fronting the General Theological Saminary Park; locally and neighborhood unexceptionable; 18.6s46587; terms one-quarter cash. No agents need apply. Apply on the premises, from 10 to 3.

FOR SALE OR TO LET—NOS. 886 AND 683 LEXING-ton avenue, two first class four story brown stone Houses, between Figy-sixth and Fifty-seventh streets, having all the modern improvements and in complete order. Can be seen by applying at 688. For terms apply to B. BLANCO, 13 South William street.

FOR SALE—FOUR STORY HIGH BASEMENT HOUSE No. 315 West Eighteenth street; a.so three slory high basement House No. 341 West Tweilth street; will be sold cheap on liberal terms if applied for soon. JOHN ROSS, 65 Eighth avenue. FOR SALE—TWENTY-SEVENTH STREET, BETWEEN Broadway and Sixth avenue, four story first class high stoop Dweiling cheap, WM. H. RAYNOR, No. 5½ Pine at.

FOR SALE-ON BLEECKER STREET, A THREE story brick from House, 25x45x75, in elegant order.
CALLENDER & LAWRENCE, 30 Pine street. POR SALE—CHEAPEST FOUR STORY BROWN STONE
House on Columbia College ground, West Fittleth street,
near Fittle avenue; built in best manner, mostly hard wood
throughout; all improvements. No rent for 16 years.
ROBERT CHRISTY, 342 Sixth avenue, near Forty-eighth at.

FOR SALE-BY WILLIAM RENNELLY, 82 PINE street, wonster street, near Grand, Lot, with Buildings, 82,000; 94 Beekman street and 83 Water street, at anction farth I. Sales of furniture at anothen promptly attended to. Call at my office and got list of property for sale. Money to pan on bond and mortgage. 130 West Forty-seventh street as left furnished or metally manhad.

TOR SALE-BY MULLER, WILKINS & CO., AT AUG-tion, on Tuesday next, at 12 o'clock, at the Exchange Salesrooms, 11 Broadway, two four story and cellar brick Tenement Houses, No. 10 and 50 West Porty-third street, between Tenta and Eleventia avenues; 18x100 feet.

CITY REAL ESTATE FOR SALE.

FOR SALE-ON THIRTY-FIFTH STREET, BUTWEEN Fifth and Sixth avenues, a three story high atoop brown stone House, in parfect order, newly painted and freecoed throughout; has all modern improvements. Appy to owner, R. MEARES, 207 Slath avenue, corner Nineteenth street. FOR SALE—THE NEW AND SI PERIOR FULL SIZED four story brown stone flours on Fifth avenue, adjoining the northwest e- net of Forty-fifth street, being the only first class house for sale, in fee, on the west side of Fifth avenue, between Forty-second and Fiftheh streets. Apply to E. H. LUDLOW & CO., No. 3 Pine street.

FOR SALE-FOUR STORY, BASEMENT AND SUB-CEN-lar House, 445 West Thirty-first acreet. Cheap if sold at once. Terms easy. Apply to owner, 309 West Thirty-eighth st. FOR SALE OR TO LET-50, 52, 54 AND 58 WEST FOR-built, waimed in pariors, elegant marble work; numbing war-ranted. Frice \$25,00%, kent, \$2,500. Apply on premises or to owner \$46 bitch avenue.

FOR SALE OR TO LET-5 WEST NINTH STREET, three story high stoop brick; all improvements.

WM. H. RAYNOR, No. 5/2 Pine street. FOR SALE OR TO LET-A NEW BRICK MANSION, Coachhouse and Grounds, at Fort Washington. Apply at 62 Wall street, room 12.

FOR SALE OR TO LET. FURNISHED A FIRST belows fifth and Sith avenues; our story high stop rent \$5,000. Apply to T. S. SHEPHERD, 205 Broadway. FOR SALE OR TO LET-FURNISHED OR UNFUR-nished, a brown stone high stoop three story and base-ment House, 165 West Forty-sixth street, near Seventh ave-nue. For particulars inquire at 61 East Twenty-first street, corner Fourth avenue.

HARLEM.—FOR SALE, A FIRST CLASS THREE story frame House, high brick basement, all improvements, with extra lot; house lox45; lot 57.05103. (Can be had at a bargain. Inquire on premises, 12th street, south side, between Fifth and Sixth avenues.

STANLEY DAY HAS REMOVED TO 111 BROADWAY, Trinity Building, basement, offices A and B. For Real Estate Circular apply personally, or mailed opon receipt of stamp. SPLENDID OPPORTUNITY.—GOOD FOUR STORY brick, bringing over \$3,00 yearly; price, furnished, \$10,00. Also, Brooklyn, gentuck high stoop; all improvements; \$5,800. Apply after \$ at 416 West Thirty-third street, New York.

TWO ELEGANTLY BUILT FOUR STORY BROWN tone Houses, Nos. 5 and 6 in row, 20x22 (set; bay windows, marble hair, par.ors in walnut; should be seen to be appreciated; north side Sixty first street, between Ninth and Tenth avenues; highests ground on the west side south of Ninety-second street. Apply on premises to Michael Carty. DANIEL SHANNON.

VALUABLE REAL ESTATE FOR SALE LOW AND ON accommodating terms.—Five Lots northeast corner fifth avenue and fifty-ninth street; two Corners, with three fronts, Nos. 6 and 7 Chaltam square, East Broodway and Catharine street; southeast Corner Washington and Cedar streets; 30 Oid slip; 44, 54 and 48 New Bowery extension; 31 and 33 James street; No. 7 Centre Market place; House and two citrs size Lots on Eighty-sixth street, near Third avenue. Apply at 126 Malden lane.

WEST FORTY-PIFTH STREET, NEAR FIFTH AVENUE, Nos. 8, 10 and 12.—For sale or to et, first class brown some Rouses four stories, basement and cellar. Inquire on the premises. TH AVENUE BUILDING LOT, SOUTH OF CENTRAL Park, 15:100; on grade. Price asked only \$3',500. Terms easy. Apply to V. E. STEVENSON & SON, U Pine street. \$2.800. POR SALE, A HOUSE ON A GOOD vest: lame property. Inquire at 242 Hudson street, of JOHN L. SHULIS.

\$9,500 FOR A THREE STORY HIGH STOOP third street. A baryain; terms experiments (West Tairty-third street. A baryain; terms experiments) MORRIS B. BAER, 169 West Thirty-fourth street. \$16.750. GOOD INVESTMENT—NINTH AVENUE Store and Dwelling, near Forty-second arrest; must be sold; splendidly rested; also Eighth avenue

Corner Property at a bargain.

A. BELLAMY & GAY, No. 3 Fine street. \$45,000 FOR A NEWLY BUILT FIRST CLASS bla College lease ground; missed in hardword and 2:000 left terms easy.

M. A. J. LYNCH, 72 Cedar street.

Miscellaneous. A LIST OF HOUSES OF ALL DESCRIPTIONS AND A DIFFER. In Brooking, E. D., can be had of WM. MOR-GAN PLACE & Co., 60 William street, New York, and 45 Broadway, Brooking, E. D.

A. CALL AND EXAMINE OUR LIST OF HOUSES

A THREE STORY BRICK HOUSE FOR SALE—ALL modern improvements and in excellent order, on Thirty-sixth street, near irroadway; £10,000; also a three story brown stone House, all modern improvements, in excellent order, on Fitty-first street beckman Hib.; £10,000. Apply to W. C. LIESSTER, 1,279 Brondway, corner of Thirty-fourth street.

CHARLES M'RAE, 5½ PINE STREET,

Valuable Water Fronts on East fiver, are or lease. A fine
Plot of 64 rull lots on a level grace, with streets and avenue
fenced in; has a wharf 120 feet front, 25 feet depth of water;
business tant lisbed in neighborhood; ready for immediate
use. This is an opportunity to secure a line business said onling lease at a low rate, or a purchase sure of inarcase.

ORANGE PROPERTY FOR SALE OR EXCHANGE.
Commoditus Houses, all modern improvements, automatic
supply spring water, dry wask and positively three minutes'
walk from station: from 1 to 5 acres; prices from \$4,000 to
\$66,000.

S64,000.

SURE INVESTMENT ON FOULEVARD.

Four Lots fronting, with two Lots running to streets north and south, making six tuil lots, distant 630 feet from Central Park, for \$46,000.

RESIDENCES on Fifth, Madison, Park and Lexington arcunus, from \$22,400 to \$550,000.

LOTS for building or investment in all localities.

Country Seats on the Hudson and Sound, inland and oceau.

FOR SALE OR TO LET—AN ELEGANT THREE story now brown stone House, with all latest conveniences in the best locality up town; rates moderate to a satisfactory porty. Can be seen between H.A. M. and 3.P. M. at 409 East Fiftieth street (Dunscomb place).

HOUSES FOR SALK.—BY ROBERTS & MAGUIRE, Anetioneers and Real Estate Brokers, 16th st., 4 s. b.se. and cel. broke.

Sith st., 4 s. b.se. and cel. brown stone.

20th st., 4 s. base. and cel. brown stone (with stable).

22th st., 4 s. base. and cel. brown stone (with stable).

24d st. 5 s. base and cel. brown stone (with stable).

24d st. 5 s. base and cel. brown stone.

5 th st., 4 s. base. and cel. brown stone.

5 th st., 4 s. base. and cel. brown stone.

5 th st., 4 s. base. and cel. brown stone.

5 th st., 4 s. base. and cel. brown stone.

5 th st., 8 s. base. and cel. brown stone.

5 th st., 4 s. base. and cel. brown stone.

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STANLEY DAY HAS REMOVED TO III BROADWAY. Trinity Building, basement, offices A and B. For Real Estate Circular apply personally, or malled upon receipt of stamp.

WE HAVE A VERY CHOICE PLOT OF LOTS TO SELL, on which we can make a building loan or willtake houses from builders in part jayment.

W. L. BUTLER & CO., 69 Liberty street. \$17.000 WILL BUY AN ELEGANT FOUR STORY in perfect order and a bargain; will rent for \$2,200; neighborhood unexceptionable.

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A.—FOR SALE, ON WILLOUGHBY AVENUE, NEAR
A.—Bedoord avenue bonievard, four new two story, basement and cellar brick Houses, with brown stone stoops and ren railing; if rooms and 7 closets seach; hatts, basins, water closets, hesters, gas and fixtures and hot and coit water; \$5,500 cach (only \$500 cash) (\$125 quarterly for 5 years, when \$5,600 can remain for 10; or will rent low to good tenants, with name tiste possession. Also a new far class three story brick and brown stone House, 20x10; if rooms, 8 closets, two water closets, all modern improvements, for \$8,500; terms as more; or will rent for situ. Inquire of the owner; M. J.
BYENE; or agent, GEO. W. BUILALE, corner of Bedford good basis to arounce, on the premises. Take the Myrtle or Dekalb arounce cars from Fulton Ierry.

A THREE STORY ATTIC HIGH STOOP BRICK, STONE fashionable throughter order, 176 Clinton street, Brooklyn fashionable throughtare; 17 rooms; easy walk to terries \$12,000; terms easy. Apply on premises.

BROOKLYN.-FOR SALE, IN ADFLPHI STREET, near Fulton avenue, a three story Philadelphia brick Dwelling, with all the modern improvements, in prime order. Inquire at 45 Folion street, New York.

BROOKLYN HOUSE FOR SALE OR TO LET-89 PRESI-dent street; three story bigh stoop, Philadelphia brick, with improvements. For permit apply at 13 Clinton place, New York.

BARGAINS ON LAFAYETTE AVENUE.-FRENCH roof House, \$6.500, evry neat; bay window House, \$5.500, agen; coevy little home, \$8.600. Terms easy—\$500 to \$2.500 cach. BLOKLE & SANDERSON, 16: Broadway.

CLERMONT AVENUE, NEAR DEKALE, BROOKLYN.—
A cosey little house, now rented for 8850, for sale at only
\$5,00, and on easy terms. In perfect order and a bargain,
M. A. J. LYNCU, 72 Cetar street,

COURT STREET STORE PROPERTY FOR SALE—u.N. very easy terms; also some first class Tenement Property, paying 14 per cent; in a good neighbothood. Aprily to the owner, Huntington street, third house west of Court, south side.

TOR SALE—A LARGE FRAME HOUSE, WITH STORE, Corner Jay and Prospect streets; also three story brick House, fronting on Prospect street; will be sold on moderate terms. Apply on the premises.

MOR SALE—IN BROOKLYN, A SMALL, NEAT COTtage, with all the modern improvements; a two story stable and some ground attached; location corner of Haisey street and Marcy awance; price \$8,000, Inquire of F. G. GREEN, 16 Dey street, New York.

FOR SALE—HANDSOME THREE STORY, BASEMENT and sub-cellar high stoop brick House, on Henry street; 13 rooms; all improvements; in perfect order, DICKINSON & CARTER, 56 Wall street. FOR SALE IN BROOKLYN-TWO THREE STORY AND basement Philadelphia brick Houses, all improvements, situated in Henry street, near Fourth place; terms reasonable. Inquire of RICHARD O'SHEA, on the premises.

FOR SALE—BROOKLYN—GIVING IT AWAY—THAT valuable Corner Property, five lots, inclusive of corner, with a new house built by days' work; all the modern improvements in house like a picture; flagged court yard front and rear, 40 Park avenus, corner of Handen; Park avenus will be second to no avenue in New York in business point soon; only lifteen minutes' walk from Future for all \$12,059 cash, or \$25,000 down and cost of gesting mortgage. Inquire at the house.

LOR BALE-IN THE NINETEENTH WARD, BROOK I'm, E. D., a beautiful two story frame and brick bas-ment House, filled in wish brick, 10234; nine rooms, with all modern improvements, with vestibute doors, &c.; will be sold cheap; price \$6,305; cash \$1,700 or \$1,300, basance on mertgage. No. 4 Marcy avenue, two blocks from Bedford avenue, opposite base ball ground.

BROOKLYN REAL ESTATE FOR SALE. FOR SALE-ELEVEN THREE STORY BRICK STORES on Fulion avenue, the most desirable property in the city I' on Fulion avenue, the most desirable property in the for investment; can be purchased cheap and on easy ter Apply to JESSE 8. CARMAN, 165 Montague street.

FOR SALE—ON WASHINGTON AVENUE, BLEGANT neighborhood, a beautiful place, with stable and six lots; in perfect order; possession at once. CALLINDER & LAURENCE, 30 Pine street.

FOR SALE A NEW THREE STORY BROWN STORE, legant neighborhood; near Dr. Homer's new church; only \$18,000; terms very casy.

CALLENDER & LAURENCE, 3) Pine street.

FOR SALE—IN A DESIRABLE LOCATION, UNEX-ceptionable neighborbood, a snur, well built three story basement brick House, 20t 185; Il rooms; hot and could water, as, bath, marble mantles, nice dry cellar; two blocks from Fort Greens; Il minutes from Prospect Park. Inquire of owner, 125 Dekalb avenue.

POR SALE—ON CLINTON AVENUE, NEAR MYRTLE, Brooklyn, new three story high stoop, sub-cellar Dwaling, 220 6210; all modern improvements; will be cold cheap; terms liberal; possession immediately. Apply to STALL-KNECHT & HALL, 22 Nassau strock.

FOR SALE-NO. 19 MACON STREET, NEAR PULTON avenue, S4 minutes to ferry, three story brick basement House, 13 rooms, new, and replete with all modern improvements; \$5,500. Terms casy,

CALLENDER & LAWRENCE, 30 Pine street.

FOR SALE—IN BROOKLYN, TWO STORY ATTICAND basement frame House, 999 Pacific street, near Franklin avenue, filled to the peak, containing 10 froms, sub-cellar; all the improvements, water and gas; house 2023, lot 25x10; extra lot if desired; convenient to three lines of cars. Terms easy; \$7,000.

FOR SALE-VERY CHEAP, IF SOLD AT ONCE, A three story and high shoop brick House, furnished, all improvements, in Brooklyn; also one of the finest Restaurants in New York, clearing \$200 per week. Apply to J. It. HAVENS, corner Fulton and Fortland areanes, Brooklyn. Odice open till 2 o'c.ock in the evening. TOR SALE.—IN CUMBERLAND STREET, BROOKLYN, I opposite Washington Park, in the centre of the city, two first class brown stone Houses, new. This beautiful park contains 35 acres and the best location in the city and under the control of the Park Commissioner; also two in Ciermoni avenue, between Green and Fulton avenues. Price low; terms easy. T. B. JACKSON, on promises.

FOR SALE-BROOKLYN HEIGHTS-RIVER VIEW-A very desirable and cheap Property, extra size, near Wall street forry; all improvements, parfect order. Inquire of P. P. VAN ZANDT, 146 Remsen street, 9 to 11 A. M. and 3 to 5 P. M.

FOR SALE-BARGAIN.-HOUSE AND LOT, SOUTH
Proklyn; Eleventh street, between Third and Fourth
avenues; 13 rooms; Baltimore heater; water throughout;
\$5,00; \$1,750 cash. Apply soon; am going West.
Mrs. G. COX. PLEASANT RESIDENCE—13 ROOMS, GAS PIPES, heater, water throughout; south side of Eleventh street, between Third and Fourth avenues, Brooklyn. Will sacrifice the above to go West.

\$5.600. FOR SALE, THE TWO STORY AND ATalled in, No. 66 South Fifth street; only five blocks to ferries;
in unexceptionable neighborhood; is rooms; well adapted
for two families; water and sewer to second story and in
good condition throughout; let 25x75; mortgage 31,500. For
permits apply to the owner, H. DALE, 191 Grand street,
Williamsburg.

JERSEY CITY, HOBOKEN, HUDSON CITY AND BERGEN REAL ESTATE.

A COMMODIOUS RESIDENCE-15 BOOMS, NEWLY constructed, amid good surroundings, City of Bergen \$5,000; \$2,000 cash. JOHN H. PLATT, Hudson City. A FIRST CLASS FRENCH ROOF HOUSE, IN THE most select locality on Jersey City Heights; only \$8,500; balf cash; 25 per cent less than value, JOHN H. PLATT, Hudson City.

A BARGAIN IN JERSEY CITY.
A gentleman's Residence,
three story and basement brick, sub-collar, one block from
van Vorst square, tanahed in sple idid order; house 21.8437;
extension 21.841; marble mantles, hot and cold water, say
speaking tubes and ceilings corniced on each floor; pate
dars Mirrors front and rear; also the elegant Carpots, Window Shades, Olhootha, Chandelier and Gas Fixtures; 28,400
cash and balance to remain. Apply to LEWIS E. WOOD,
6: Montgomery street, Jersey City.

POR SALE-IN HUDSON CITY, N. J., A CORNER Plot, consisting of nine lots; price \$6,000; \$3,000 cash, remainder on bond and mortgage. Apply to W. I., box SW Herad office.

FOR SALE—ON ONR OF THE WIDEST STREETS IN Jersey City, a two story and basement high stoop brick flouse, with gas and water; also a two story and baseme thigh stoop frame House on same street; price \$5,000 cach For particulars inquire of owner, M. RITENHOUSE, 185 Washington street, New York. No agents need apply.

POR SALE-SEVERAL ELEGANT PRENCH ROOF Houses, with gas, water, &c., complete; or they will be rented to good parties. Apply to H. M. ROGERS, corner Pailsade and Reservoir avenues, Hudson City, N. J., opposite New Ravine road, or to E. HAMBLEN, No. 111 Broadway, N. Y., room D, basement. To Let or Lease.

A HANDSOME COTTAGE, EIGHT ROOMS, TWO LOTS for garden, barn, in South Bergen, near steam cars; rent \$460; possession april 1. Also French roof thouse, four lots, fine location, \$5700. Also first class Residence, \$890. Also fine Residence, \$890. Also fine Residence, \$1800. CHARLES W. WARD, 79 Cedar street. TWO LET-FURNISHED, A FIRST CLASS RESIDENCE, containing Ib rooms and all modern improvements, situents on Bergen Wood avenue, south of Pive Corners, Biddeon City, N. J., on the of horse cars to Hoboken and Pavola teries. Also a number of other Houses, with modern improvements, in first class locations, from \$600 to \$200 per year. THOMAS ALDRINGE, second door west of Court House, Hudson City, N. J.

THE AVENUE HOUSE, HUDSON CITY, N. J., IS IN good condition, and to rent at a bargain; it stands on the five corners; 20 minutes' ride in the hore-coars from Jersey City, Pavonia forry and Hoboken, with modern improvements.

PROPERTY OUT OF THE CITY FOR SALE OR TO RENT.

OR TO RENT.

A LL WANTING FARMS. - 2,000 ACRES, GOOD SOIL, mild cilmate, 34 miles south of Phindelphia; price only 25 per acre; also improved Farms. The place is growing more rapidly than most any other place in the United States; thousands are selding. Address C. K. LANDES, Vineland, N. J.

A HOME AND SAVINGS BANK COMBINED.—WHY not lay up money while en oying all the advantages of owing a home within 50 minutes' ride of New York' Traineach way frequently; location healthy. How to accomplish such an object is shown in a pamphint, given or malled free of all applying to E. R. KELLIGG, No. 8 Broadway, N. Y. A VERY NICE HOUSE TO LET OR FOR SALE—CON-taining il rooms, 5 acres of land, rent very moderate, at Queens, Long Island, 13 miles from Hunter's Point; six trains daily. Inquire at W. H. GIBSON'S, 838 Broadway.

A FIRST CLASS FRENCH ROOF HOUSE FOR SALE, with all modern improvements; price \$12,500, with plot of ground; also gethic House, \$7.50; both within 50 minutes of City Hall, New York, and five minutes walk from dopot. Apply to J. W. PETERSON, 78 Wooder street, New York, where photographs can be seen.

AT NEWARK, 20 MINUTES FROM WALL STREET, 80 A trains daily-Very desirable modern well located Dwell-ings, from \$5,00 to \$20,000 each; terms easy. Full particu-lars of V. K. STEVENSON & SON, 11 Pine street.

AT RUTHERFURD PARK, N. J.—FOR SALE, EX-change or lease, near hotel, 2.55 story House, with exten-sion; 13 rooms, stable, 2 zeroes of land. For particulars apply to BARRIOTT & GEISE, 14 Pine street, New York. A RARE OPPORTUNITY PRESENTS ITSELF TO A gentleman who wishes to purchase a beautiful place, worth \$15,0.0; free; within 15 hours of New York, on line of New York and New Haven Hallroad. Address OWNER, box \$234 Post office.

A-A-A-A-A-ALL KINDS OF LANDS IN VIR gmin, West Virginia and the South for sale by the NEW YORK SOUTHERN LAND COMPANY, 58 Broadway.

A VARIETY OF COUNTRY SEATS TO RENT-ON line of New Haven Railroad, at Mount Vernon, New Rocheile, Rye, Portchester, Greenwich and Stamford; reat from \$200 to \$2,500.

S. IRELAND, 2.4 Broadway. AT ORANGE, ONE AND A HALF MILES FROM DE-pol, to let—A House with from 10 to 20 acres; rent \$750 per annum, Alao a House with 12 acres; rent \$550 per an-num; location exceedingly healthy. Inquire at 51 West Twenty-brst street.

AT BAYONNE CITY-A TWO STORY HOUSE, 3:X40, 17 rooms; plot of half acre; carriage house; choice frult; fine views; location very best; half hour from Linerty street to times daily; for sale low. Address BAYONNE, Herald office.

A DESIRABLE RESIDENCE IN YONKERS FOR sale-Consisting of time House, with modern conveniences; a first class stable, half an acre of land, on which are plenty of shade trees and shrubbery, small garden, &c.; bath and boat house; near the depot, in good order and in every way suitable for a genteel family. Inquire of DRAKE BROTHERS, Bankers, 16 Broad street. AT MOUNT VERNON-A BEAUTIFUL RESIDENCE House has thirteen rooms, in good repair. Stable, carriage house, chicken house, chicken house, chicken house, thicken house the second and ice house. Seven acres land, well stocked with fruit of all kinds, one shade trees. Perfectly hearthy, For sale low as owner must move South. JOHN H. GRAY owner, 78 Codar street.

A FARM OF 132 ACRES, BEAUTIFULLY SITUATED In Union county, N. J., one hour from New York by Central Radroad of New Jersey, and ten minutes' drive from depot. Address L. W. MILLER, Fanwood, Union county, N. J.

A LL FOR \$2,700-FIVE LOTS, TWO STORY DOUBLE House, well located, near Tremont depot, Harlem Rail-road; handy to city. Apply to G. W. DITCHETT, No. 2 New Chambers street, second floor. A -THE SPLENDID RESIDENCE OF THE LATE.

Mores V. Beach, in the centre of the borough or Wallingford, on the line of the New Have: Railroad, with seven acres of land and over one thousand fruit trees in full bearins; the house and grounds are magnificent and cost over \$2.00,001; is now offered for sale or exchange for property in New York or its victority at thaif the original cost. Apply for rulp particulars to the owner, S. SMITH, Prankfort House, corner of Frankfort and William streets.

A GREAT BARGAIN—AT MOUNT VERNON, WEST-clester county.—House, barn, &c.; from a quarter to one acre, splendidly laid out, fronts on three streets, 9,000 to a 13,000; terms to suit. Wanted, a small cottage, which as hour of city, about \$500.

Central National Bank, New York.

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A T SARATOGA SPRINGS.—TO LET, FROM THE IST May next, for one or two years, a large first class House, furnished, for a private residence; deighfully situated on Washington street, near Broadway, opposite the Union Hotel grounds, with small garden and fruit trees and vines. Address by mail to L. J. A. PAPINEAU, Montreal, Canada. A FINE 40 ACRE FARM, GOOD IMPROVEMENTS, finely fruited, shaded, ac.; near village and depot; 14 hour by Northern Railroad, N. J., 29,000; also 130 acre Farm, same vicinity, very cheap.

W. P. SE YMOUR, 171 Broadway.

W. P. SEYMOUR, 171 Broadway.

A T NEW BRIGHTON. THREE BRICK VILLAS TO A rent, one furnished; designifully located, with gardens, lawn, shade trees; 35 minutes of Walt street.

AT NEW BRIGHTON.—TO RENT, THREE COTTAGES, one furnished; designifully situated; modern improvements; 35 minutes of Walt street.

ANSON HUBBELL, 566 Sixth avenue.

AT PLAINFIELD, N. J.—NEAT TWO AND A HALF slory Bouse, with extension and bay window, five minutes from depot; grounds 20th 9: 3.730. Terms easy. DICKINSON & CASTER, 58 Wall street. AN ELEGANT RESIDENCE, IN PATERSON, N. J. bandsomely furnished, and in the most fashionable part of the city, to let.

M. A. J. LYNCH, 72 Cenar street.

A T.NEWBURG OVERLOOKING THE HUDSON, DE-sirable Dweiling; outhouses, grounds and fruit, new water; 20 acres excellent land; surroundings unexception-able. Price only \$15,600. 7. K. STEVENSON & SON, 11 Pine street. A LARGE UNFURNISHED HOUSE, 23 ROOMS, AT New Mochele, on the Sound, one mile from depot; bathing houses, stable, &c.; very suitable for a boarding house; rent \$1,200.

ROBERT G. RICHARDS, 963 Broadway.

A GOTHIC COTTAGE, NINE ROOMS, TWO LOTS ground, at East Newark, corner Fifth and Bergen, two minutes from depot and twenty minutes from Courtiand street, to let; possession March or April; rent \$200 per an-num.

903 Broadway, near Twenty-third.

A T NEW BRIGHTON.—TO RENT, PURNISHED prick Villa; designtfully located; view unaurpassed garden, lawn, stables; 35 minutes of Wall street.

HAMILTON, 2016 Broadway.

GREAT BARGAIN—COTTAGE IN RAHWAY; TEN rooms, heater, gas, range; \$4,000, half cash; two high pe English basement, II rooms; all motern i provents; for sale or to rent chesp. Cast on owner, J. TAYLOR, clar strong. A PRODUCTIVE FARM FOR SALE OR EXCHANGE— On Long Island; 165 acres or :eas, with excellent build-ings; fine sol, abundance of fruit; fouriest miles from New York; \$200 per acre; the buildings worth the money. O. G. BENNER, 67 Codar street.

A BEAUTIFUL COUNTRY RESIDENCE TO LET-Fundabed complete; also two Cows, Horses, Carriagas, Poultry, &c., if desired, on high ground, near the depot al Spuyten Duyvil; over four acres in garden and lawn; fruit, shade, &c.; from the first of May 10 September, \$1,500. Per-tents from S. EMBERSON, 421 Eighth avenue.

CORNWALL, N. Y.—FURNISHED HOUSE TO RENT.— A handsome place, with fruit and shade tree, 2 acres of garies; carriage and stable houses, and every accommo dation for comfort; one hour and 45 minutes from New York and 10 minutes wak from depot. Inquire of J. S. PKUDEN & SONS, 881 and 263 Eighth avenue, or JOHN ORE, Corn wall.

COUNTRY RESIDENCES FOR SALE OR TO LET-Purnished and unfurnished, on the banks of the Hudson, at aimost every station on the line of the Hudson kiver Rati-road. Parties destring to purchase or hire will find full par-ticulars and be snown the property, by applying to S. EM-BERSON, 421 Eighth avenue, who is personally acquainted with the location and value of most an the property on the river bank and luterior of the country, having made it a specialty the past eight years.

PNGLEWOOD, N. J.—ONE OF THE MOST DESIRABLE Country Residences, three minutes from station and to minutes ride on the Northern Railroad, will be sold, with or without Furniture. See, at a great bargain if applied for at once. No more favorable opportunity to procure an uncerptionable none with be offered this season. Full particulars of A. D. MELLICK, Jr., & sir.O., No. 6 Pine street.

FARM FOR SALE—AT A BARGAIN; EASY OF ACcess to New York by boat and rail; 100 scress of land; olegant and commoditions buildings; land watered by a living stream; choice fruit in abundance; will be soid at a bargain on easy terma. Apply to owner, 233 Pearl street, second floor. FOR DESCRIPTIVE PAMPHLET CONTAINING LISTOF Virginia and Maryland Farma, Mills and Mill Stes, Tim-bered Tracts, Brick Yards, &c., address BRAWNER & CO., Real Estate Brokers, Alexandria, Va.

FOR SALE—AT NORWALK, CONN., FINE R dence in perfect order; 14 rooms; hot and cold we bathroom, gas, furnace, new carriage house, cow house, nery, tool house, about 2 acres of ground, concrete walks fruit trees; located on main avenue; 10 minutes by hoars from depot. For futher information, permits, &c. ply to WM. If. DARLING, Eric Railway office, 241 Broad FOR SALE-PARM AND HOTEL STAND, PASSAIC County, N. J.; an excellent opportunity; only 5 miles from Paterson, on one of the nost public roads in the county; an old established public house and now doing a good business; good buildings; 59 acres of land in good condition; price only \$11.00; half cash.

SMITH & MEAD, 423 Eighth avenue.

FOR SALE—AT RUTHERFURD PARK, A LARGE TWO story and French roof Dwelling House, near the station; the house contains sixteen rooms and has all the modern improvements, hot and cold water, gas and hot alr; it is a corner lot, 193,190 feet; will be sold cheap and on easy terms, For particulars apply to or address J. W. VAN RIPER, Rutherfurd Park, N. J.

POR SALE-\$6,500; \$4,000 CAN BE LEFT ON MORT-gage; or to let, \$700; a frame Cottage, 10 rooms, having all modern conveniences, at Lafayette, N.J.; 25 minutes from Wall street. Apply to H. ASTIE, 29 Beaver street, New York.

NOR SALE—A MAGNIFICENT COUNTRY SEAT, ONLY one hour is New Jerrey and three minutes' walk from station; situated on bigh ground, commanding an extensive view of mountain and river scenary; complete with every modern convenience; equal to any Pitth sevents home; price, with Furniture and other personal property, \$40,000; one-third down, balance seven years.

B. WALLACE, 73 Barclay street. FOR SALE—AT A GREAT BARGAIN, A SPLENDID Country Seat at Stamforo, Conn., which five minutes of the depot; is acree of Land: 4 acree in lawn and garden, laid out with shrubbery, evergreen, .c. House first class, with all conveniences usually found is, etly houses; outbuildings 4c., complete. CORNISH A CONGDON, 175 Bloadway. FOR SALE—A COUNTRY RESIDENCE ON SHELTER Island, Suffolk county, N. Y.; 57% acres; beautifully located by the water, with good buildings, a fine water view, good bathing and fishing privileges; healthy locality. Address M. D. LOPER, Shelter Island, N. Y.

FOR SALE-WEST NEW BRIGHTON TWO STORY and basement Cottage, 20x40; large stable, 12 lots, on orner, 7 minutes from ferry; to close estate; \$1.500. DARRIN, 50 Broad street.

FOR SALE-FIRST LANDING, STATEN ISLAND, 24 story, two basements House; elevan rooms; in perfect order; three mioutes from forry; \$3.800; terms easy. DARBIN, 50 Broad street, FOR SALE-STATEN ISLAND-GOTHIC COTTAGE, Il rooms, acre land; five minutes from ferry; fine view of bay; desirable residence for gentleman of moderate means; 26,500; terms easy. DARRIN, 50 Broad street. POR SALE—AT ORANGE, N. J., ONE OF THE CHEAP-est and most beautiful Villa Sites in Orange; a desirable home; four blocks from Orange depot; house 13 rooms, with gas; ground 50x29 feet; terms easy; price \$10,509. Address OWNER, box 152 Post office, Orange, N. J.

Nor Sale—AT RIDGEWOOD, N. J., 21 MILES FROM I. New York by Eris Road, on a corner lot of three acres, a will built Gothic Cottage and barn. The bouse has seven rooms, with large parlor; heater is the cellar; three-quarters of a mile from the stepo, in tunnediate vicinity of churches and schools. For terms address S., box 255 Post office. FOR SALE-AT PAR ROCKAWAY, L. I., ON EAST I terms, the Neptune House and Grounds, for many years kept by Mr. John Fell. Apply on the premises, or to J. WILSON, 193 South street, New York.

FOR BALE—THE HOMESTEAD OF THE LATE (George Fain, pleasantly situated in the village of Hack-casack, N. J., twe minutes' walk from depot; the house contains if rooms and basement, and affords all the city convenences, with three acres of land, barn, gas house, &c. on the FOR SALE AT YONKERS—PLOT OF GROUND, 50X250 on high river bank; spiendid spot to build a cottage price \$5,000.

BERT G. RICHARDS, owner, 9:5 Broadway.

FOR SALE AT HEMPSTEAD, L. I.-A FIRST CLASS Respicace and 80 seres of land. Apply to H. O. SMITH, office Real Estate Record, 106 Broadway, New York. FOR SALE-NEAR NEWBURG, ADJOINING IDLE-wild and fronting on the Hudson river, about 20 acres, highly cultivated, elegant Residence, outhouses ac.; fruit of all kinds; a desirable place, at a reasonable price. For par-ticulars apply to F. COLTON, 53 East Thirteenth street, near

Broadway.

POR SALE—FRONTING ON MANHASSET BAY, L. I., 21 acros, fine soil; great abundance of truit, flowers and shade; good, large house, barn and carriage nouse; at a bargain.

O. BENNET, 57 Cedar street.

POR SALE CHEAP—TWO OF THE CHOICEST CORNET Lots in Tremont. Will be sold on favorable terms. Address LOTS, Heraid office.

FOR SALE OR TO LET—IN THE VILLA R OF WEST Fushing, L. I., within three minutes' wall of depot, a handsomely finished Cottage, nine rooms; rent; 600. Apply to S. B. REED, near West Flushing apport.

FOR SALE OR TO LET-AT CATSKILL, N. Y., FIVE nice Cottage Houses, fronting on Prospect Park and near the new hotel, commanding a fine view of the Hudson river and Catskill Mountains. Very desirable for summer residence. Terms very [arozable.]

POR SALE, OR TO LET FURNISHED—A HANDSOME I Cottage, twelve rooms, bathroom, laundry and cellar; stable, carriage house, hennery, &c.; 1% acre of land, high ground, on Youkers' boulevards, near Kingsbridge, elight minutes drive from innwood station, Hudson River. Apply to G. F.JOHNSON & CO., 55 Water street, or FARRINGFON & ROCKWELL, Yonkers.

A ROCKWELL, Yorkers.

FOR SALE OR TO LET, AT ENGLEWOOD, N. J.—A

House with sine large rooms and attic, situated on a
corner lot, containing nearly one acre of land, with planty of
fruit trees, Act. ilve minutes' wask from depot. For terms
and informetion apply to the owner, at I/I Canai street, N Y. FOR SALE OR TO RENT IN FLUSHING—A NEW Cottage House in Irving place; has hot and cold water, stationary tubs and gas; location the best; is only a few minutes' walk from the main street depot; will be rented iow to a good tenant or sold on easy terms. Apply to JAMES B. BREWSTER, 55 East Twenty-fifth street.

FOR SALE, LEASE OR EXCHANGE—A FINE, LARGE House and Harn, 11 city Lots, 20 minutes from Forty-second street by Hariem Railroad; all modern improvements; the best location in Westchester county.

H. P. DEGRAAF, Bowery National Bank.

HAMILTON PARK, STATEN ISLAND.—SEVERAL choice Cottages to set or lease.

M. A. J. LYNCH, 72 Cedar street.

HUNTER'S POINT.—THE CHEAPEST THREE STORY House and Lot in the market, with all improvements; stable with two stalls, Ac.; price \$4.00. Apply on premisea, Third street, near West avenue, one block from Thirty-fourth street ferry. Terms casy. Must sell.

MORRISTOWN, N. J.—FOR SALE, AN EXCELLENT Home, where weak lungs can breathe freely once more. Apply to J. SMITH BOLGE, 15 West Twenticth st.

PASSAIC, N. J. LARGE MODERN STYLE HOUSE, barn and outbuildings, fruit and ornamental trees, five acres bank, atrean water through it, fronting on Passaic river one mile from Passaic station, Eric Railway; 45 minutes from New York; commutation 2,44, Inquire of G. RUSLING, Jr., 195 and 198 Chambers street, New York.

PASSAIC, N. J.-A VERY DESIRABLE NEW RESI-dence for sale; three minutes from station; 14 rooms, with gas, bath, range, hot and cold water. WM. ELY CHILSON. with gas, bath, range, hot and cold water.

WM. ELY CHILSON.

R-RU, RUTHER, RUTHERFURD, RUTHERFURD
One 3, one 3½, and one 4½ are Plots on Kingsand avenue;
200 Villa Plots on Alpine byan, Riverside, Peabody, Park,
Webster, Jay, Suyvesant and Livingston avenues; aso a
Country Seat on Riverside avenue, on the Passate river, with
29 of 40 Lots, with river front, &c. Terms, 13 per cent cash,
balance to remain from one to ten years; or would exchange,
CHARLES THIES, 18 Nassau street, room 13.

DIVERDALE, ON THE HUDSON,—CHOICE RIVER fronts to let or for sale. Furnished and unfurnished Houses, with improvements. Apply to T. W. LUDLOW, Jr., Clarendon Hotel.

PROPERTY OUT OF THE CITY FOR SALE OR TO RENT. OR TO KENT. SUNNYBROOK PARN FOR SALE—IN HYDR PARK, Detches county, 2½ miles from Poughkeepsle, N. Y., with a frontage of half a mile on Hudson frier; a country seal not surpassed in variety and beauty of scenery and general attractiveness. It comprises 2E acrea, and includes a charming raic, with a stream of water which furnishes ponds, falls, cascades and the accompanimous of rustic and dying bridges. The improvements are unusually extensive and compete, and housde water power, machinery for threshing, winnowing, grinding, wood sawing, &c. Severad fine building aires remain unappropriated. Frier \$55,600. Stereoscopic views may be seen, and other particulars obtained, on application to Al-FRED E. BEACH, Scienting American, 37 Park row.

SPLENDID FARM, NEAR PRINCETON, TO HE slaughtered at auction on Tuesday next; terms easy, Take seven A. M. Philiadelphia train to Lawrence station. JAQUES, 265 ilroadway.

STANLEY DAY HAS REMOVED TO III BROADWAY, Trinity Building, basement, offices A and B. For Real Estate Circular apply personally, or mailed upon receipt of stamp. SUMMER HOTEL TO LET-NEAR THE CITY. APPLY KING & CO., 950 Broadway, near Twenty-third street.

TREMONT THIRTY MINUTES FROM FORTY SECOND street by Hariom Railroad, one or two Lots for sale, two blocks from the dopot, price \$450 each. Inquire of H. F. NIGHOLS, on the premises, or at freight dopot, Forty-seventh areas.

TO LET FOUR MILES FROM NEW YORK, ON Long Island, a handsome Country Residence, 18 rooms and collar, in the order; Coachhouses, Barns, &c.; plenty of water; is acres Land, in lawn, garden, and fruit in abundance; more land and fruit if required; 20 minutes by rai road from city, 5 minutes walk from depot. Possession April 1. Apply to J. CORNELL, No. 1 Essex Market, before 12 M., os at 55 Rivington street, after 5 P. M. TO LET OR EXCHANGE—HANDSOME DOUBLE House; barn, carriage house, outbuildings; one to six acres land; near depot, at Kearny, N. J.; fity minutes from wall streat; speendid loogaton; magnificent views; take good House in Brooklyn. RIDER & ALLEN, 39 Pine street.

TO LET-FOR THE SUMMER OR A TERM OF YEARS, the Country House of John Hone, situated at Morristown, N. J., one mile from the town and hair a mile from the tendent of the things of the things of the town and hair a mile from the tendent house 45 by 45 feet, with large stables, gardens, &c. Alio a small, neat House, in the best part of the town. For particulars and terms apply to HONE & NICHOLAS, & Exchange place, New York.

TO LET-IN FORDHAM, PIVE MINUTES WALK, west of the depot, on the Heirats, Cottage, with stable, garden, Act, rent \$150 per annum. Inquire of CHAS. KOLLER, 35 Maiden lane. To LET-A FINE MANSION, WITH GARDEN, ONE hour by rait, fare 12 cents; rent only \$450 year.
H. H. JONES, 73 Barcisy street.

TO LET-A BOARDING HOUSE, IN SOUTH GRANGE, N. J. Call at 595 Broadway. H. E. MATHEWS. TO LET-IN WESTCHESTER COUNTY, NEAR KINGS-bridge, one mile from Inwood station, on the Hudson, on high ground, two Houses, one furnished complete, hot and cold water throughout, with 14 acres of good land; abundance of fruit, stable, i.e.; ront \$4,000 per year; the other with two acres, shade, fruit, i.e.; rent \$1,000 per year. Apply to S. EMBERSON, \$31 Eighth avenue.

To LET—A NICE COTTAGE IN NEWARK, N. J., ONE block from Centre street depot, in a respectable neighborhood, near the Fark. Churches and market; the Grat floor consists of three rooms, kitchen and washrooms; the second has four bedrooms, marble wash basins and the water in each and bathroom, with three befrooms in the attic; gas all through the house; line wine and vegetable ceilar; size of the control of the

TO LET AT EAST ORANGE, N. J. A COTTAGE, containing 8 rooms, pleasantly located, near depot; fifty minutes from New York; fine sarden; plenty of fruit; reak \$5.0. Apply to E. S. POUCHER, 378 Broadway, corner White atreet. 740 LET-IN THE VILLAGE OF WHITE PLAINS, A Very desirable Piace; large House, 14 rooms and kitchen, wood and carriage house; good garden spot, good water, hins y located. Apply to A. JACKSON HYATT, White Plains, or to GEO, R. MOORE, 449 Hudson street, New York.

TO LET—AT STATEN ISLAND, A COUNTRY RESI-dence, within eight minutes' drive from Vanderbill hand-ing. The house contains 12 rooms, with all the modern im-provements, gas, bath &c., completely furnished 3 stable, out-buildings, reactable garden, with all kinds of small fresh and fruit trees, and 5 to 15 acres of ground handsomely laid out. The view is one of the most beautiful on the island. For fur-ther particulars apply to CHARLES UNGER, 46 Exchange place. TO LET IM MEDIATELY, NEAR RUTHERFURD PARK, N. J.—Two Cottages with nine rooms and one sere each fine river front; price \$250. Apply to J. P. MANN, No. 129 West Forty-first street.

TO RENT IN FLUSHING—A LARGE AND CONVENT, ent House, only two blocks from the Pridge street depot, auttable for a boarding house or school; it has all the couveniences of a New York house; trains run morning and afternoon every half hour; time about 50 minutes from Hunter's Point and the best road out of New York; house is now being put in thorough repair; will be rented low to a proper tenant. Apply to JAMES B. BREWSTER, 65 East Twenty-fifth street.

fifth street.

To RENT—A COUNTRY PLACE, HOUSE, 10 ROOMS and good well of water, upon Charterton Hill, vil ago of White Plants, Wetchesier counts, three-depths of a mile from depot, beautiful views and very healthy logality; rent & Son , er anum. GRADY & FOX, 128 Broadway. O CHOICE COUNTRY RESIDENCES IN WESTCHES-ter—10 to 14 miles from City Hall; near depots; for sale or exchange Brooklyn houses or farms. A. SERGEANT, 21 Wall street,

ACRES OF CHOICE LAND-ON THE NORTHERN (1) ACRES OF CHOICE LAND-ON THE NORTHERN (1) CONTROL OF CONTRO \$7.500. BARGAIN, IN MOUNT VERNON, HAND-gas and water. J. H. JOHNSTON, 110 Powory, New York.

\$14.000.—A FINE COUNTRY SEAT, WITH NIRE acros excellent land, at Mount Clair, N. J.; fine large buildings; pleasy fruit; spendid tocation.

BAUER & OBERLANDER,
58 Bowers, entrance on Canal street. REAL ESTATE TO EXCHANGE. A POUR STORY BROWN STONE HOUSE FOR SALE
Or exchange, on Lexington avenue. Apply to the owner,
S. SMITH, Frankfort House, corner of Frankfort and William
streets.

A FRW CHOICE PLOTS AND VILLA SITES ADJOIN-ing and in the vicinity of the Stetson House, Long Branch, for sale or in exchange for improved city property. M. A. J. LYNCH, 72 Cedar street. EXCHANGE FOR HOUSE OR UP TOWN LOTS—A two story Gothe House, 4"x40, ard 15 a rea, with barn, fruits, &c.; handsomely located at Jamaics, L. L.; price \$18,000. Apply to G. W. DITCHETT, No. 2 New Chamber at WOR SALE-A FOUR STORY BROWN STONE FRONT I Store and Tenement, let in floors; modern improvement on each floor. Other property taken in exchange; a smalthree story high stoop basement brick House, East Sixy second street; a small Cottage and full Lot, hear Boulevard Williamsburg. Particulars with J. NEUMAN, 250 Howery.

FOR SALE OR EXCHANGE—A FINE ESTATE ON THE west Bank of the Hudson, of 480 acres, and one of 95 acres.

FOR SALE OR EXCHANGE—ONE OF THE BEST Farms in New Jersey, 120 acres, fully stocked; convenient to dity. Particulars with J. SHEPPARD, 29 Fulton atreet. FOR SALE OR EXCHANGE FOR IMPROVED OR UN improved city property—A Property of 140 acres, only 76 infautes from this city via New Jersey Central Kallroad; streets now opening through it, Address S. G., box 1,657 Post office.

Office.

TOR SALE OR EXCHANGE—FOUR OR EIGHT FULL
Lots, with five story brick Warehouse, 5035 feet, with
machinery and power for milling or other purcoses convenient to dock and centrally located. SAMUEL D. MACK,
1,327 Third avenue, near Seventy-sixth street. LOR SALE OR EXCHANGE-A VERY SUPERIOR TOR SALE OR EXCHANGE—A VERY SUPERIOR
Veneer and General Saw, Planing and House Trimming
Mill, with the fee of over eight valuable lots; buildings new
and spacings; 16 inch walls; mill in fine order and running;
excellent opportunity for a profitable busin as; two-thirds on
morizaca. Apply on the premises, corner First avenue and
Thirty-second street.

FOR SALE OR EXCHANGE FOR NEW YORK CITY I improved property—A beautiful Country Residence, of east bank of Hudson river, two hours from New York; hous binh of stone; hot and cold water throughout; ground ove 150 acres, and handsomery taid out. No encumberance of property, and cash paid for difference in price of properties if any. Apply to T. S. SHEPHERD, 205 Broadway.

TO EXCHANGE FOR BROOKLYN HOUSE-FINE Business Property and Dweiling in Montgomery, Orange county; rents for \$590; protes \$500; postession.

BUCKLE & SANDERSON, 162 Broadway. BUCKLE & SANDERSON, 162 Broadway.

VALUABLE FLAT OF LAND TO EXCHANGE,—THE
after ter owns 260 lots in the ceptre of a young, thriving Western city, the terratum of several ratironas; some of
the lots are improved, renting for about 39,000 per annum.
The property is now worth \$250,000, and has doubled in value
every three vears for the last twolves. From important local
improvements already commenced the writer will guarantes
its doubling in value the next three years, however depressing
the times. Bindings are in great demand and will yield 20
per cent and upwards on the investment. Any capitalists
execting some not costly tenement buildings and stores can,
with comparatively small expense, make the property yield
\$55,000 per annum. No place has greater advantages for
future growth and permanent prosperity. The direction will
exchange for property in or near this city, or will take part of
the amount in exchange, or will take property to secure the
sale. Satisfactory reasons given for desiring to seit. Address
A. W. W., Herald office.

REAL ESTATE WANTED. A NY ONE WISHING TO SELL, CHEAP, A SMALL brown stone or brick House, in first class neighborhood in New York or Brooklyn, may hear of a cash customer by addressing F., box 3,952 Post office.

A SMALL HOUSE AND LOT IN THIS CITY WANTED, In exchange for two full Lots in Staty-fourth street, 3M feet west of Broadway or Grand Boulevard; sewered and graded; no rock,
W. MYER, owner, No. 3 Warren street, room No. 7.

TO OWNERS.—WANTED TO PURCHASE, TENEMENT House, good location, for each, or will exchange a three story brown atone high stoop House, in good order, for the ment property.

H. MUKENNA, 24 Duane street. MANTED—A HOUSE AND LOT. IN OR NEAR THIS city, in exchange for a good farm near this city. Address, stating particulars or where an interview can be had, OWNER, box 137 Herald office.

WANTED—IN EXCHANGE FOR GOOD IMPROVED and antineproved Western property and cash, a stock of Boots and Shoes. Hats and Caps, Clothing or other good mechandise. Address in confidence, with full particulars to cast use alternation, STRANGER, box 1:6 Herald office.

WANTED—A SMALL HOUSE OR THE LOWER PART
of one, in a good neighborhood, between Third and
Sixth avenues and Tenth and Forty-second streets, by a gentleman, wife and child. Address, stating location, terms, &c.,
MERCHANT, 212 West street. WANTED TO PURCHASE A THREE STORY RESI-dence about 20 feet front, between Fourth and Sixth avenues, Fifteenth and Fiftleth streets; value \$25,000 to \$30,000. Send full particulars to box 3,422 Post office,

WANTED TO PURCHASE—A GENTERL COUNTRY
House, about one hour's ride from City Hall, suitable
for a small family. Address, stating exact location, how
much ground, size of house, number of rooms, price and
terms (no other noticed), T., box 5.910 Post office, New York

OTH WARD, A SMALL HOUSE WANTED IN THE Ninth ward; possession May I. Address, with full particulars, LEONARD RING, House and Sign Painter, No. 6 Hudson acreet.